

South Los Angeles Industrial Tract BID
Annual Meeting
December 11, 2014 at 12:00 pm
655 E. Florence

AGENDA

In Attendance: Duke Dulgarian, Steve Stone, Greg Goodman, Raleigh Waller, Mark Whitman, Mike Lobasso, Allen Castro, Pam and John Sebourn, Luis Kramer, Tim Weir, Todd Cabot, Oscar Avina, Susan Levi, Karina Ceja

- I. Call To Order
- II. Introductions
- III. Public Comments
- IV. Report from BID Board President - Dulgarian stated that every year they have an Annual Meeting as required by our contract with the City and to update stakeholders of progress. He state that if ever they have questions about the BID to please feel free to call Susan Levi or himself. Dulgarian added that his family has been in the district since the 1920s and he has seen the area transform over the years. Since the BID has been in place there was a drastic improvement as graffiti doesn't stay up for long and the street dumping gets taken care of. The main aspect of the BID is cleaning and safety which is one of the main reasons we are upgrading the security system. The security aspect of the BID is priority. Now, the camera system is limited, visibility is obscure, and it's fairly old so we need to replace it. Dulgarian announced that they have decided to go with Metro Video Systems, who have already helped save the BID money. Metro Video is a local company. Kramer asked if the contract was sent out to bid. Dulgarian stated that they did send out contract to bid and has been a lengthy process coming to a decision. Kramer asked about the new shopping center on Slauson and Central and raised concern about how much time our security team spends there. Levi reminded all attendees that all stakeholders pay based on their sq. footage and no one gets any additional assessments to their area, therefore Security team cannot enter private property and only patrols the perimeter. Kramer asked if the BID is still receiving opposition from local realtors. Levi stated that there is always going to be people that do not support their BID. She stressed that this time around with renewal of SLAIT we have to follow state PBID law, which requires 50%+1 of weighted vote to trigger the 218 election. Levi added that in order to make county assessors roll, the BID has to pass by July of 2015. LoBasso asked the Board how they expect to get 50% petitions if 30% was hard to acquire. Levi replied that she is relying on getting all the support needed from the Board Members and other property owners in the district. Levi is also hopeful that old supporters are still in support. Levi explained that they have had people who were in opposition come in and after they see the camera system and meet the security team they have a change of heart. LoBasso asked how long the renewal was for. Levi responded that the SLAIT BID Renewal would be for 5 years. Lobasso asked what would happen to the Camera system if the BID doesn't renew. Dulgarian responded that right now the system is failing and as a BID they need to ensure coverage so they are moving forward with upgrade. Kramer asked how much money is being spent on camera system. Dulgarian responded that it will cost \$586,932. Kramer asked if the money will be refunded if the BID doesn't renew. LoBasso suggested they look into leasing the camera system the first year. Levi replied that they haven't investigated

leasing as it would be more cost prohibitive. Levi added that there has been frustration with the system failing in the last couple months and we have been trying to get the system fully operational. The Board decided to get a system that they can rely on and will only require maintenance. LoBasso then understood that in order for the BID to get votes in support of renewal, we needed to provide required services and upgrades when necessary. Stone also reminded attendees that the Board was able to reduce assessments the first year by 1.5 cents. Kramer stated that he was happy the BID existed. Dulgarian stated that the SLAIT BID has started to get some political clout since they have met various times with Councilmember Price. One of the main things they are working on is parking, and additional trash receptacles. Hopefully, the BID will start seeing the benefits of it soon. Dulgarian thanked everyone for coming to the meeting and reminded everyone to start talking to their neighbors.

- V. Metro Video Systems – Security Cameras Presentation- Metro Video Systems had a small presentation for the attendees. Kramer asked how the systems run. Weir explained they run on a wireless system. Cabot added that they may have remote access, full map based navigation system, floor plans, extract files with time and dates, and even send video to LAPD. Weir added that resolution will be much better. LoBasso asked if they will get more range with going from 62-48 cameras. Cabot replied that the cameras are 3 times wider and cover larger areas with better resolution providing clearer images. Levi also added that we will be keeping some of the old functioning cameras and using them as needed.

- VI. Open Discussion

- VII. Adjourn 12:57pm